080.0	0004	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,119,300	/	1,119,300
USE VALUE:	1,119,300	/	1,119,300
ASSESSED:	1,119,300	/	1,119,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FARMER`S CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURTIS TODD R &
Owner 2:	JORGE-CURTIS VERONICA Y
Owner 3:	
Street 1:	8 FARMERS CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SO TAEK KYU -
Owner 2:	SO HAE GI -
Street 1:	8 FARMERS CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,434 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Vinyl Exterior and 3498 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7434.000	669,200		450,100	1,119,300
Total Card	0.171	669,200		450,100	1,119,300
Total Parcel	0.171	669,200		450,100	1,119,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.98 | /Parcel: 319.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	220104
GIS Ref	
GIS Ref	
Insp Date	10/23/01

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	669,200	0	7,434.	450,100	1,119,300	1,119,300	Year End Roll	12/18/2019
2019	101	FV	517,400	0	7,434.	456,500	973,900	973,900	Year End Roll	1/3/2019
2018	101	FV	517,400	0	7,434.	340,800	858,200	858,200	Year End Roll	12/20/2017
2017	101	FV	517,400	0	7,434.	308,600	826,000	826,000	Year End Roll	1/3/2017
2016	101	FV	517,400	0	7,434.	295,800	813,200	813,200	Year End	1/4/2016
2015	101	FV	494,500	0	7,434.	250,800	745,300	745,300	Year End Roll	12/11/2014
2014	101	FV	494,500	0	7,434.	237,900	732,400	732,400	Year End Roll	12/16/2013
2013	101	FV	494,500	0	7,434.	226,300	720,800	720,800		12/13/2012

!14555!

PRINT

Date	Time
12/11/20	04:23:39

LAST REV

Date	Time
07/18/19	16:05:46
danam	
14555	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SO TAEK KYU,	65670-330		7/2/2015		870,000	No	No		
COLONIAL RIDGE	34755-369		2/6/2002		620,000	No	No		
C & F REALTY	30323-3		6/22/1999		880,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2019	348	Redo Bat	10,000	C				
2/1/2007	68	Redo Bas	15,000			G9	GR FY09	finish basement
2/6/2001	97	New Buil	150,000	O		G3	GR FY03	NEW HOUSE
11/7/2000	877	Foundati	7,000	O				NEW FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2002	MLS	MM	Mary M
10/23/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7434		Sq. Ft.	Site		0	70.	0.86	5									450,113						450,100	

Total AC/HA: 0.17066 | Total SF/SM: 7434 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 450,113 | Spl Credit | Total: 450,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	6.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04237664
Const Adj.:	0.99989998
Adj $ / SQ:	130.284
Other Features:	139226
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713430
Depreciation:	44233
Depreciated Total:	669198

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

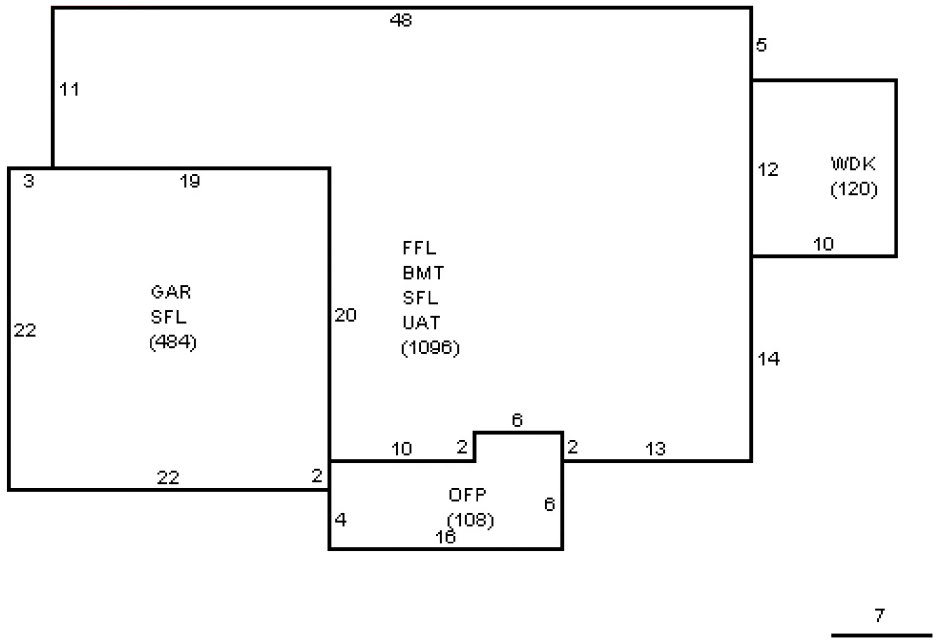
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,580	130.280	205,849
BMT	Basement	1,096	66.200	72,556
FFL	First Floor	1,096	130.280	142,791
GAR	Garage	484	20.160	9,759
UAT	Upper Attic	274	52.110	14,279
WDK	Deck	120	14.330	1,720
OFP	Open Porch	108	31.770	3,432
	Net Sketched Area:	4,758	Total:	450,386
Size Ad	2676	Gross Are	5580	FinArea 3498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	75	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.64
Special Features:	0	Val/Su Net:	140.65
Final Total:	669200	Val/Su SzAd	250.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	